151.0	0002	0033.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	893,000 / 893,000
					USE VALUE:	893,000 / 893,000
					ASSESSED:	893,000 / 893,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOONAN MARYANNE
Owner 2:	
Owner 3:	
Street 1:	47 BUENA VISTA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALOUETTE REALTY LC -
Owner 2:	-
Street 1:	21 SCHOOL STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02108

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2972 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9750.000	323,000		570,000	893,000
Total Card	0.224	323,000		570,000	893,000
Total Parcel	0.224	323,000		570,000	893,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.47 /Parcel: 300.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100205

GIS Ref

GIS Ref

Insp Date 04/14/18

!11859!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0033.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	323,000	0	9,750.	570,000	893,000		Year end	12/23/2021
2021	101	FV	310,400	0	9,750.	570,000	880,400		Year End Roll	12/10/2020
2020	101	FV	310,400	0	9,750.	570,000	880,400	880,400	Year End Roll	12/18/2019
2019	101	FV	244,900	0	9,750.	534,400	779,300	779,300	Year End Roll	1/3/2019
2018	101	FV	244,900	0	9,750.	441,800	686,700	686,700	Year End Roll	12/20/2017
2017	101	FV	244,900	0	9,750.	406,100	651,000	651,000	Year End Roll	1/3/2017
2016	101	FV	244,900	0	9,750.	370,500	615,400	615,400	Year End	1/4/2016
2015	101	FV	243,600	0	9,750.	363,400	607,000	607,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:15:18

LAST REV

Date	Time
05/09/18	14:12:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALOUETTE REALTY	34671-151		1/28/2002		449,325	No	No		
SWANSON GUSTAV	31748-572		8/25/2000		449,000	No	No		
SWANSON GUSTAV	26652-520		9/9/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	100205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2011	237	Manual	1,720					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
12/3/2008	Meas/Inspect	372	PATRIOT
11/17/2000	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9750		Sq. Ft.	Site		0	80.	0.73	9									570,001						570,000	

Total AC/HA:	0.22383	Total SF/SM:	9750	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	570,001	Spl Credit		Total:	570,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.26547480
Const Adj.:	0.99544507
Adj $ / SQ:	125.971
Other Features:	80342
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396803
Depreciation:	73805
Depreciated Total:	322997

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

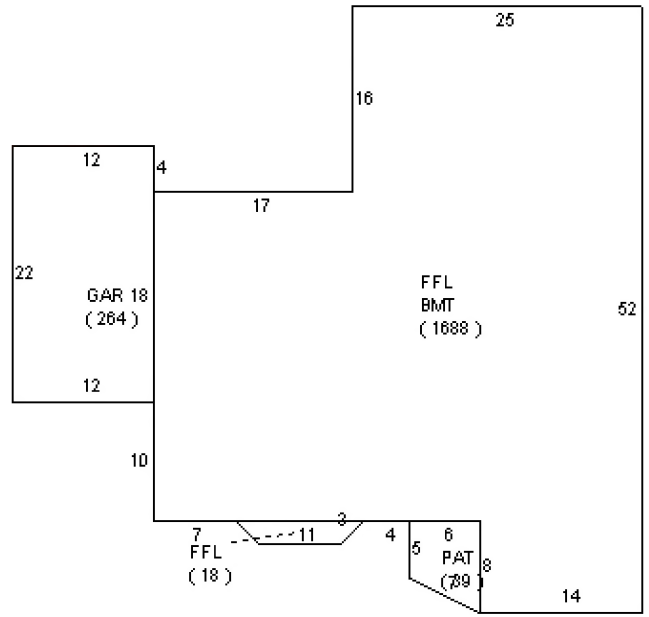
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	125.97
Special Features:	0	Val/Su Net:	87.37
Final Total:	323000	Val/Su SzAd	189.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,706	125.970	214,907
BMT	Basement	1,688	56.210	94,890
GAR	Garage	264	24.360	6,431
PAT	Patio	39	5.970	233

Net Sketched Area:	3,697	Total:	316,461
Size Ad	1706	Gross Area	3697	FinArea	2972
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0033.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc